

**BIG LAKES COUNTY
COUNCIL MEETING
October 14, 2020**

Minutes of the Big Lakes County Regular Council Meeting held at the County Administration Building in High Prairie, Alberta on Wednesday, October 14, 2020 at 10:00 a.m.

PRESENT WERE: Reeve: Richard Simard, Jousard
Deputy Reeve: Ken Matthews, N. Gilwood/Triangle
Councillor: Donald Bissell, Enilda/Big Meadow
Donald Charrois, HP East/Banana Belt
Ken Killeen, Kinuso
David Marx, Prairie Echo/Salt Prairie
Robert Nygaard, Faust
Ann Stewart, S. Sunset House/Gilwood
Fern Welch, Grouard

Administration: Jordan Panasiuk, CAO
Brett Hawken, Director of Community & Protective Service
Eunice McCauley, Human Resources Manager
Heather Nanninga, Director of Corporate Services
Jason Cottingham, Fire Chief
Jessica Plante, Recording Secretary
Pat Olansky, Director of Planning & Development
Vic Abel, Director of Public Works
Victoria Zahacy, Communications Coordinator

Press: Richard Froese, South Peace News

CALL TO ORDER: Reeve Simard called the meeting to order at 10:00 a.m.

ADDITIONS TO THE AGENDA: Legal Negotiation – Closed Session

2020-20-489 **MOVED BY COUNCILLOR NYGAARD** that the October 14, 2020 agenda be adopted as amended.

CARRIED

Councillor Welch arrived at the meeting at 10:02 a.m.

MINUTES:

2020-20-490 **MOVED BY DEPUTY REEVE MATTHEWS** that the September 23, 2020 Regular Council Meeting minutes be adopted as presented.

CARRIED

BUSINESS ARISING FROM MINUTES:

ACTION LIST:

2020-20-491 **MOVED BY COUNCILLOR CHARROIS** that the action list be received for information.

CARRIED

STAFF REPORTS:

2020-20-492 **MOVED BY DEPUTY REEVE MATTHEWS** that the following Staff Reports be received for information:

- Director of Corporate Services
- Director of Planning & Development
- Director of Public Works
- Acting Director of Community & Protective Services

CARRIED

ADMINISTRATION:***REGULAR COUNCIL MEETING – NOVEMBER 11, 2020:***

2020-20-493 **MOVED BY DEPUTY REEVE MATTHEWS** that the Regular Council meeting scheduled for November 11, 2020 be cancelled.

CARRIED

STOLLERY CHILDREN'S HOSPITAL – LETTER OF SUPPORT:

2020-20-494 **MOVED BY DEPUTY REEVE MATTHEWS** that the letter of support to the Stollery Children's Hospital Foundation requesting that the Premier prioritize equity and fairness in children's health in Alberta.

CARRIED

CORPORATE SERVICES:***CHEQUE LIST:***

2020-20-495 **MOVED BY COUNCILLOR BISSELL** that cheques #86311 to #86432 in the amount of \$766,407.03 for the period ending September 23, 2020 and that cheques #86433 to #86517 in the amount of \$1,655,400.97 for the period ending October 5, 2020 be received for information.

CARRIED

INTERIM BUDGET MEETING DATE:

2020-20-496 **MOVED BY COUNCILLOR STEWART** that a special meeting of Council be called for November 26, 2020 beginning at 10:00 a.m. in the Big Lakes County Council Chambers for the purpose of approving an interim budget for 2021.

CARRIED

MUNICIPAL OPERATING SUPPORT TRANSFER (MOST) FUNDING:

2020-20-497 **MOVED BY COUNCILLOR CHARROIS** that Council approves the signing of the Municipal Operating Support Transfer (MOST) agreement and the development of a spending plan to utilize available funding.

CARRIED

HEART RIVER HOUSING LOAN REQUEST – LODGE ADDITION:

2020-20-498 **MOVED BY COUNCILLOR MARX** that Council agrees in principle to "on-lend" a 10-year loan to Heart River Housing in an amount up to \$7 million at an interest rate equal to that charged by the Alberta Capital Finance Authority.

CARRIED

A break was taken from 10:45 a.m. to 11:02 a.m.

HIGH PRAIRIE AGRICULTURAL SOCIETY – OPERATING GRANT:

2020-20-499 **MOVED BY COUNCILLOR STEWART** that the High Prairie Agricultural Society be approved for payment of the 2020 Operating Grant as budgeted, in the amount of \$7,500.

CARRIED

OPERATING GRANT – BLUE HILLS CEMETERY ASSOCIATION:

2020-20-500 **MOVED BY DEPUTY REEVE MATTHEWS** that the Blue Hills Cemetery Association be approved for grant funding funder Cemetery Grants.

CARRIED

PLANNING & DEVELOPMENT:***ROAD CLOSURE BYLAW 24-2019 UNDEVELOPED ROAD ALLOWANCE WITHIN RIVER LOTS 1, 2 & 3 LESSER SLAVE LAKE SETTLEMENT (LOT 1, BLOCK 1, PLAN 202____):***

2020-20-501 **MOVED BY DEPUTY REEVE MATTHEWS** that second reading be given to Bylaw #24-2019 for the closure of Undeveloped Road Allowance (Willow Point Road) within River Lots 1, 2 & 3 Lesser Slave Lake Settlement (shown within the limits of Lot 1, Block 1, Plan 2020____).

CARRIED

ROAD CLOSURE BYLAW 26-2019 UNDEVELOPED ROAD ALLOWANCE (WILLOW POINT ROAD) WITHIN RIVER LOTS 20 & 21 LESSER SLAVE LAKE SETTLEMENT (LOT 1, BLOCK 1, PLAN 202____):

2020-20-502 **MOVED BY COUNCILLOR STEWART** that second reading be given to Bylaw #26-2019 for the closure of Undeveloped Road Allowance (Willow Point Road) within Part of River Lots 20 & 21 Lesser Slave Lake Settlement (shown within the limits of Lot 1, Block 1, Plan 2020____).

CARRIED

ROAD CLOSURE BYLAW 27-2019 UNDEVELOPED ROAD ALLOWANCE (WILLOW POINT ROAD) AND PART OF ROAD PLAN 2225AG WITHIN PART OF RIVER LOTS 18,19,20 LESSER SLAVE LAKE SETTLEMENT (LOT 2, BLOCK 1, PLAN 202____):

2020-20-503 **MOVED BY COUNCILLOR CHARROIS** that second reading be given to Bylaw #27-2019 for the closure of undeveloped road allowance (Willow Point Road) and Part of Road Plan 2225AG with in Part of River Lots 18, 19 & 20 Lesser Slave Lake Settlement (Shown within the limits of Lot 2, Block 1, Plan 202____).

CARRIED

ROAD CLOSURE BYLAW 28-2019 UNDEVELOPED ROAD ALLOWANCE (WILLOW POINT ROAD) WITHIN PART OF RIVER LOTS 20 & 21 LESSER SLAVE LAKE SETTLEMENT (LOT 1, BLOCK 1, PLAN 202____):

2020-20-504 **MOVED BY COUNCILLOR MARX** that second reading be given to Bylaw #28-2019 for the closure of all that portion of undeveloped Road Plan 2225AG within Part of Lots 20 & 21 Lesser Slave Lake Settlement (shown within the limits of Lot 3, Block 1, Plan 202____).

CARRIED

ROAD CLOSURE BYLAW 29-2019 UNDEVELOPED ROAD PLAN 2225AG, ROAD PLAN 6010AV AND ROAD PLAN 4474AX (FIRST STREET, BADGER AVE., WASHINGTON AVE., MAIN STREET, AND DOMINION STREET AND LANE) WITHIN (LOT 4, BLOCK 1, PLAN 2020___):

2020-20-505 **MOVED BY COUNCILLOR MARX** that second reading be given to Bylaw #29-2019 for the closure of undeveloped Road Plan 2225AG, Road Plan 6010AV, and Road Plan 447AX (First Street, Badger Avenue, Washington Avenue, Main Street, and Dominion Street, Lane within Block 29, and Lane within Block 30) all within the limits of Lot 4, Block 1, Plan 202___.

CARRIED

NEW DEVELOPMENT AGREEMENT TEMPLATE:

2020-20-506 **MOVED BY COUNCILLOR WELCH** that the new Development Agreement Template be approved as presented.

CARRIED

PUBLIC WORKS:

ENILDA TRANSFER STATION:

2020-20-507 **MOVED BY DEPUTY REEVE MATTHEWS** that Council approves the closure of the Enilda Transfer Station.

CARRIED

ROAD CLOSURE AND LEASE – ROAD ALLOWANCE ADJACENT TO THE SOUTH BOUNDARY OF SE-18-74-13-W5:

Councillor Nygaard stepped out of the meeting at 11:44 p.m. and returned at 11:51 a.m.

2020-20-508 **MOVED BY DEPUTY REEVE MATTHEWS** that the request for the road closure and lease of portion of road allowance adjacent to the South Boundary of SW-18-74-13-W5 within Red Sky Condo Association be received for information and that Administration resume enforcement measures for any encroachments.

CARRIED

COMMUNITY AND PROTECTIVE SERVICES:

FIRE DEPARTMENT CONSULTATION:

2020-20-509 **MOVED BY COUNCILLOR BISSELL** that the report regarding Big Lakes County Fire Department Consultation be received for information.

DEFEATED

2020-20-510 **MOVED BY DEPUTY REEVE MATTHEWS** that a budget overage in the amount of \$65,000 for consultation of Big Lakes County fire services to assess legislative compliance and how to create the most efficient and fiscally responsible service be approved.

CARRIED

The meeting recessed for lunch break at 12:08 p.m. and reconvened at 12:47 p.m.

PUBLIC HEARING:***LAND USE BYLAW AMENDMENT 20-2020:***

2020-20- 511 **MOVED BY COUNCILLOR MARX** that the public hearing for Bylaw 20-2020 be called to order at 1:04 p.m.

CARRIED

2020-20- 512 **MOVED BY COUNCILLOR BISSELL** that the meeting come out of public hearing at 1:18 p.m.

CARRIED

Councillor Welch stepped out of the meeting at 1:17 p.m. and returned at 1:19 p.m.

2020-20- 513 **MOVED BY COUNCILLOR STEWART** that second reading be given to Bylaw 20-2020.

CARRIED

PUBLIC HEARING:***LAND USE BYLAW AMENDMENT 23-2020:***

2020-20- 514 **MOVED BY COUNCILLOR MARX** that the public hearing for Bylaw 23-2020 be called to order at 1:34 p.m.

CARRIED

2020-20- 515 **MOVED BY COUNCILLOR MARX** that the meeting come out of public hearing at 1:37 p.m.

CARRIED

2020-20- 516 **MOVED BY COUNCILLOR WELCH** that second reading be given to Bylaw 23-2020.

CARRIED

2020-20- 517 **MOVED BY COUNCILLOR STEWART** that third reading be given to Bylaw 23-2020.

CARRIED

PUBLIC HEARING:***LAND USE BYLAW AMENDMENT 21-2020:***

2020-20- 518 **MOVED BY DEPUTY REEVE MATTHEWS** that the public hearing for Bylaw 21-2020 be called to order at 1:45 p.m.

CARRIED

2020-20- 519 **MOVED BY COUNCILLOR MARX** that the meeting come out of public hearing at 1:49 p.m.

CARRIED

2020-20- 520 **MOVED BY COUNCILLOR BISSELL** that second reading be given to Bylaw 21-2020.

CARRIED

2020-20- 521 **MOVED BY COUNCILLOR CHARROIS** that third reading be given to Bylaw 21-2020.

CARRIED

PUBLIC HEARING:***LAND USE BYLAW AMENDMENT 22-2020:***

2020-20- 522 **MOVED BY DEPUTY REEVE MATTHEWS** that the public hearing for Bylaw 22-2020 be called to order at 2:00 p.m.

CARRIED

2020-20- 523 **MOVED BY COUNCILLOR BISSELL** that the meeting come out of public hearing at 2:03 p.m.

CARRIED

2020-20- 524 **MOVED BY DEPUTY REEVE MATTHEWS** that second reading by given to Bylaw 22-2020.

CARRIED

2020-20- 525 **MOVED BY COUNCILLOR STEWART** that third reading by given to Bylaw 22-2020.

CARRIED

FIRE SERVICES BYLAW AMENDMENT – BYLAW 24-2020:

2020-20-526 **MOVED BY DEPUTY REEVE MATTHEWS** that first reading be provided to Bylaw 24-2020 Fire Services Bylaw as amended.

CARRIED

**INFORMATION/
CORRESPONDENCE:**

2020-20-527 **MOVED BY COUNCILLOR MARX** that the information/correspondence be received for information.

CARRIED

A break was taken from 2:27 p.m. to 2:45 p.m.

CLOSED SESSION:

2020-20-528 **MOVED BY COUNCILLOR MARX** that the meeting go into closed session at 2:45 P.m. to discuss legal matters and negotiations as per section 27, Freedom of Information and Protection Act.

CARRIED

2020-20-529 **MOVED BY COUNCILLOR CHARROIS** that the meeting come out of closed session at 3:57 p.m.

CARRIED

2020-20-530 **MOVED BY COUNCILLOR STEWART** that Council agrees to promote the Municipal District of Smoky River's grant application to Investing in Canada's Infrastructure Program (ICIP) for the old High Prairie Road Bridge.

CARRIED

2020-20-531 **MOVED BY DEPUTY REEVE MATTHEWS** that Council agrees to the facts and timeline as presented in the uncontested documents file as presented.

CARRIED

2020-20-532 **MOVED BY COUNCILLOR KILLEEN** that Council agrees to allow Spruce Point Park to complete work related to the Spruce Point Park Marina and to the process as discussed.

CARRIED

2020-20-533 **MOVED BY COUNCILLOR WELCH** that the Code of Conduct discussion be received for information.

CARRIED

ADJOURNMENT:

2020-20-534 **MOVED BY COUNCILLOR MARX** that the meeting be adjourned at 3:58 p.m.

CARRIED

Richard Simard, Reeve

Jordan Panasiuk, CAO

PUBLIC HEARING
(Land Use Bylaw Amendment 20-2020)
October 14, 2020

Minutes of the Big Lakes County Public Hearing for Land Use Bylaw Amendment 20-2020 held at the County Administration Building in High Prairie, Alberta on Wednesday, October 14, 2020, commencing at 1:00 p.m.

PRESENT WERE: Reeve: Richard Simard, Joussard
Deputy Reeve: Ken Matthews, N. Gilwood/Triangle
Councillor: Donald Bissell, Enilda/Big Meadow
Donald Charrois, HP East/Banana Belt
Ken Killeen, Kinuso
David Marx, Prairie Echo/Salt Prairie
Robert Nygaard, Faust
Ann Stewart, S. Sunset House/Gilwood
Fern Welch, Grouard

Administration: Jordan Panasiuk, CAO
Brett Hawken, Director of Community & Protective Service
Eunice McCauley, Human Resources Manager
Heather Nanninga, Director of Corporate Services
Jason Cottingham, Fire Chief
Jessica Plante, Recording Secretary
Pat Olansky, Director of Planning & Development
Vic Abel, Director of Public Works
Victoria Zahacy, Communications Coordinator

Press: Richard Froese, South Peace News

CALL TO ORDER: Reeve Simard called the public hearing to order at 1:04 p.m.

The Planning and Development Department was requested to bring forward a recommendation that Council consider amending the Land Use Bylaw to increase the number of recreational vehicles permitted on lots within the Hamlet Residential, Hamlet Residential Estate, and Hamlet Mixed Use Districts from one to two.

The Land Use Bylaw regulates the siting of recreational vehicles and the number of RVs allowed on lots within Hamlet Residential, Hamlet Estate Residential, Hamlet Mixed Use, and Communal Recreation Districts. Section 6.34.2 currently states that “with an approved development permit the parking or storage of any recreational vehicle on a developed or undeveloped residential lot in a Hamlet Residential District, Hamlet Estate Residential District, or Hamlet Mixed Use District, shall be limited to one (1) per lot.”

Section 6.34.6 adds that “for the purpose of storage of the recreational vehicle, a maximum of one (1) unoccupied recreational vehicle may be situated on a residential parcel that is developed with a dwelling – single detached.” If the bylaw should proceed administration feels that this section would be contradictory and recommends that it be deleted.

The bylaw was given first reading by Council at their regular meeting of September 9, 2020.

The notice of public hearing was posted to the County website and Facebook page, on the bulletin board of the County administration office, and advertised in the County’s October resident and FCSS newsletters. Copies were also posted at all hamlet post offices.

Notice of the public hearing was sent to:

- Kapawe'no First Nation No comments received

- Big Lakes County:

- Director of P.W.: No concerns

- Utilities Manager: No concerns

The Municipal Planning Commission provided the following comments to the proposed amendment at its September 23, 2020 meeting:

That the number of RV's allowed within the Hamlet Residential District, Hamlet Estate Residential District, and Hamlet mixed Use District be increased from 1 to 2 units only on lots that are 0.5 acres or greater.

Reeve Simard called for comments from the public. Ms. Olansky read aloud a letter from Deborah Monteith. Michael Leblanc spoke in favor to Land Use Bylaw Amendment #20-2020.

The public hearing was closed at 1:18 p.m.

Richard Simard, Reeve

Jordan Panasiuk, CAO

**PUBLIC HEARING
(Land Use Bylaw Amendment 23-2020)
October 14, 2020**

Minutes of the Big Lakes County Public Hearing for Land Use Bylaw Amendment 23-2020 held at the County Administration Building in High Prairie, Alberta on Wednesday, October 14, 2020, commencing at 1:30 p.m.

PRESENT WERE: Reeve: Richard Simard, Jouvassard
Deputy Reeve: Ken Matthews, N. Gilwood/Triangle
Councillor: Donald Bissell, Enilda/Big Meadow
Donald Charrois, HP East/Banana Belt
Ken Killeen, Kinuso
David Marx, Prairie Echo/Salt Prairie
Robert Nygaard, Faust
Ann Stewart, S. Sunset House/Gilwood
Fern Welch, Grouard

Administration: Jordan Panasiuk, CAO
Brett Hawken, Director of Community & Protective Service
Eunice McCauley, Human Resources Manager
Heather Nanninga, Director of Corporate Services
Jason Cottingham, Fire Chief
Jessica Plante, Recording Secretary
Pat Olansky, Director of Planning & Development
Vic Abel, Director of Public Works
Victoria Zahacy, Communications Coordinator

Press: Richard Froese, South Peace News

CALL TO ORDER: Reeve Simard called the public hearing to order at 1:34 p.m.

Big Lakes County received an application from Daniel Vandermeulen on behalf of Alberta Truebeam Ltd. to redistrict Plan 2439NY, Lot 3 within the Hamlet of Jouvassard to the Country Residential (CR) District. This parcel is currently designated as both the Hamlet Industrial (HI) District (21 acres) and the Urban Reserve (UR) District (34 acres).

The 21-acre portion of Plan 2439NY, Lot 3 was redistricted from the Urban Reserve District to an Industrial District in 2011 to accommodate a truss manufacturing operation. The business was sold in March 2018 and all equipment moved out of the shop in May 2018. There are no plans to use the shop for commercial purposes again.

This area lies within the “Employment Area” as identified in the Jouvassard Area Structure Plan. The Land Use Concept of the ASP designates the parcel as both “Industrial” and “Parks and Recreation”. Relevant ASP sections are as follows:

Section 1.3.3 (Subdivision and Development Policies)

- a) Future applications for subdivision or development within the Plan Area should conform to the intent of the policies and vision as outlined in this document.
- b) Development that deviates from the intent of this plan shall require an amendment to the Area Structure Plan, in accordance to County policies.

Section 1.8 (Employment Area)

The Employment Area consists of land north of Highway 2 off of Range Road 134, most of which is currently undeveloped. These lands provide an opportunity to provide goods and services to local residents and regional commuters, while also providing employment opportunities due to the highway proximity. Additionally, this commercial and industrial area will serve as an entrance into the hamlet.

Section 1.8.1 (Employment Area General Policies)

- a) Commercial and industrial uses should include goods and services that serve the local residents, commuters, and the local economy.
- b) Commercial sites should be located adjacent to Highway 2 providing good highway visibility and automobile accessibility.
- c) All commercial and industrial development visible from Highway 2 should incorporate a high standard of aesthetic appeal due to development acting as an entrance feature into the hamlet.
- d) When development is adjacent to Highway 2, environmentally sensitive areas, residential land use, and where deemed necessary, buffering shall be provided which may include the use of natural and landscaped buffers, berming, and fencing, to the satisfaction of the Development Authority.

Based on the statutory plan hierarchy, the Joussard Area Structure Plan should be amended prior to Council 's approval of redistricting of Plan 2439NY, Lot 3 from the Hamlet Industrial (HI) and Urban Reserve (UR) Districts to the Country Residential (CR) District.

Administration is recommending that the Joussard Area Structure Plan be amended to redesignate Plan 2439NY, Lot 3 from "Industrial" and "Parks and Recreation" to "Residential" in Figure 2 the "Land Use Concept" Map.

It is further recommended that Plan 2439NY, Lot 3 be removed from the "Employment Area" and added to the "East Residential Area" in Figure 1 the "Character Areas" Map.

Section 1.5 (East Residential Area)

The East Residential Area consists of land north of Highway 2 and east of Range Road 134, which is currently a mix of residential and commercial recreational uses. These lands provide an opportunity to continue development of rural acreages and seasonal campgrounds. This area will provide separation space between the permanent residents and the seasonal visitors to ease local conflicts.

Section 1.501 (East Residential Area General Policies)

- a) Residential development should include single-detached dwellings, duplexes, row housing, and manufactured homes.
- b) Seasonal residential development may include campgrounds, resorts, and cabins.
- c) Seasonal developments shall respect surrounding land uses and provide buffering from adjacent land uses through landscaping, berming, and/or fencing at the discretion of the Development Authority.
- d) Seasonal developments should promote and use Range Road 133 as their main access.

The bylaw was given first reading by Council at their regular meeting of September 23, 2020.

The notice of public hearing was posted to the County website and Facebook page, on the bulletin board of the County administration office, and advertised in the County's October resident newsletter.

Notice of the public hearing was also sent to:

- | | |
|--------------------------------|----------------------|
| - Adjacent Landowners | No comments received |
| - Alberta Environment & Parks | No comments received |
| - Alberta Transportation | No comments received |
| - High Prairie School Division | No comments received |
| - Kapawe'no First Nation | No comments received |

The MPC reviewed the application at its September 23, 2020 meeting and had no concerns with the proposed amendment.

Reeve Simard called for comments from the public. No one was in attendance.

The public hearing was closed at 1:37 p.m.

Richard Simard, Reeve

Jordan Panasiuk, CAO

**PUBLIC HEARING
(Land Use Bylaw Amendment 21-2020)
October 14, 2020**

Minutes of the Big Lakes County Public Hearing for Land Use Bylaw Amendment 21-2020 held at the County Administration Building in High Prairie, Alberta on Wednesday, October 14, 2020, commencing at 1:45 p.m.

PRESENT WERE: Reeve: Richard Simard, Joussard
Deputy Reeve: Ken Matthews, N. Gilwood/Triangle
Councillor: Donald Bissell, Enilda/Big Meadow
Donald Charrois, HP East/Banana Belt
Ken Killeen, Kinuso
David Marx, Prairie Echo/Salt Prairie
Robert Nygaard, Faust
Ann Stewart, S. Sunset House/Gilwood
Fern Welch, Grouard

Administration: Jordan Panasiuk, CAO
Brett Hawken, Director of Community & Protective Service
Eunice McCauley, Human Resources Manager
Heather Nanninga, Director of Corporate Services
Jason Cottingham, Fire Chief
Jessica Plante, Recording Secretary
Pat Olansky, Director of Planning & Development
Vic Abel, Director of Public Works
Victoria Zahacy, Communications Coordinator

Press: Richard Froese, South Peace News

CALL TO ORDER: Reeve Simard called the public hearing to order at 1:45 p.m.

Big Lakes County received an application from Daniel Vandermeulen on behalf of Alberta Truebeam Ltd. to redistrict Plan 2439NY, Lot 3 within the Hamlet of Jousard to the Country Residential (CR) District. This parcel is currently designated as both the Hamlet Industrial (HI) District (21 acres) and the Urban Reserve (UR) District (34 acres).

The 21-acre portion of Plan 2439NY, Lot 3 was redistricted from the Urban Reserve District to an Industrial District in 2011 to accommodate a truss manufacturing operation. The business was sold in March 2018 and all equipment moved out of the shop in May 2018. There are no plans to use the shop for commercial purposes again.

Existing development on the parcel includes a dwelling and shop. As a matter of consistency, it is recommended that the entire parcel be redistricted to Country Residential.

The bylaw was given first reading by Council at their regular meeting of September 23, 2020.

The notice of public hearing was posted to the County website and Facebook page, on the bulletin board of the County administration office, and advertised in the County's October resident newsletter.

Notice of the public hearing was also sent to:

- Adjacent Landowners No comments received
- Alberta Transportation No comments received
- Kapawe'no First Nation No comments received

The MPC reviewed the application at its September 23, 2020 meeting and had no concerns with the proposed amendment.

Reeve Simard called for comments from the public. No one was in attendance.

The public hearing was closed at 1:49 p.m.

Richard Simard, Reeve

Jordan Panasiuk, CAO

**PUBLIC HEARING
(Land Use Bylaw Amendment 22-2020)
October 14, 2020**

Minutes of the Big Lakes County Public Hearing for Land Use Bylaw Amendment 22-2020 held at the County Administration Building in High Prairie, Alberta on Wednesday, October 14, 2020, commencing at 2:00 p.m.

PRESENT WERE: Reeve: Richard Simard, Jousard
Deputy Reeve: Ken Matthews, N. Gilwood/Triangle
Councillor: Donald Bissell, Enilda/Big Meadow
Donald Charrois, HP East/Banana Belt
Ken Killeen, Kinuso
David Marx, Prairie Echo/Salt Prairie
Robert Nygaard, Faust
Ann Stewart, S. Sunset House/Gilwood
Fern Welch, Grouard

Administration: Jordan Panasiuk, CAO
Brett Hawken, Director of Community & Protective Service
Eunice McCauley, Human Resources Manager
Heather Nanninga, Director of Corporate Services
Jason Cottingham, Fire Chief
Jessica Plante, Recording Secretary
Pat Olansky, Director of Planning & Development
Vic Abel, Director of Public Works
Victoria Zahacy, Communications Coordinator

Press: Richard Froese, South Peace News

CALL TO ORDER: Reeve Simard called the public hearing to order at 2:00 p.m.

Big Lakes County received an application from Alwyn & Belinda Dippenaar to redistrict Pt. SW 28-74-17-W5 west of High Prairie from the Country Residential (CR) District to the Highway Commercial (HWC) District.

This parcel is the site of an existing RV storage, parts and service business that has been in operation for at least 19 years. The present owners are in the process of updating their business license through the Alberta Motor Vehicle Industry Council (AMVIC) and require municipal approval as part of the application. An extensive review of the land and development files was undertaken and no development permit for this business was found. Records indicate that discussions were held in 2001 with the previous owner recommending that he apply to redistrict and obtain a development permit in order to bring the business into compliance with the Land Use Bylaw at that time, but the process was never completed.

According to the Big Lakes County Land Use Bylaw, this property is within the Country Residential District. The existing business does not conform to uses within this district. Redistricting to the Highway Commercial District would be most appropriate to accommodate the use of the property. A development permit application was concurrently submitted and will be processed once the Land Use Bylaw amendment has been passed.

The bylaw was given first reading by Council at their regular meeting of September 23, 2020.

The notice of public hearing was posted to the County website and Facebook page, on the bulletin board of the County administration office, and advertised in the County's October resident newsletter.

Notice of the public hearing was also sent to:

- Adjacent Landowners No comments received
- Alberta Transportation No comments received
- CN Rail No comments received
- Kapawe'no First Nation No comments received

The MPC reviewed the application at its September 23, 2020 meeting and had no concerns with the proposed amendment.

Reeve Simard called for comments from the public. No one was in attendance.

The public hearing was closed at 2:03 p.m.

Richard Simard, Reeve

Jordan Panasiuk, CAO